

\$385,000 - 378 Rocky Draw Road, Troy

MLS® #30058328

\$385,000

Bedroom, Bathroom,
Land on 40.00 Acres

N/A, Troy, MT

Rare find 40 acres with 3 sides USFS and one private. Property is timbered and remote. Wonderful hunting property or family compound, lots of room for everyone. Access is from a USFS road that buyer will need to apply for a Special Use permit to be able to plow in the winter or use as a summer get-a-way.

Bring your own sawmill and build your cabin with the timber from the property. Power lines run through the corner of the property. There is a phone box near the property line, so may be able to get a land line, or go with Starlink/Hughes Net for Communication needs. Will need a county permit for a septic. This property is mostly a blank slate for you to build your generational retreat.



Essential Information

MLS® #	30058328
Price	\$385,000
Acres	40.00
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	378 Rocky Draw Road
Subdivision	N/A
City	Troy

County	Lincoln
State	MT
Zip Code	59935

Amenities

Utilities	Phone Available
View	Valley, Trees/Woods

Additional Information

Date Listed	October 6th, 2025
Days on Market	1